

Minutes of the Special and Regular Meeting of March 27, 2007
One Twin Pines Lane, Belmont, California

SPECIAL MEETINGS

CLOSED SESSION - 6:15 P.M.

- A. Conference with Labor Negotiator, Jack Crist, pursuant to Government Code Section No. 54957.6: AFSCME, MMCEA and BPOA.

Attended by Councilmembers Warden, Dickenson, Mathewson, Feierbach, City Manager Crist, City Attorney Zafferano, Human Resources Director Sam, Community Development Director de Melo, Police Chief Mattei, and Labor Negotiator Fran Buchanan. Councilmember Lieberman was absent. City Clerk Cook was excused from attending.

ADJOURNMENT at this time, being 7:20 P.M.

Terri Cook
City Clerk

This meeting not tape recorded or videotaped.

REGULAR MEETING
CALL TO ORDER 7:30 P.M.

ROLL CALL

COUNCILMEMBERS PRESENT: Dickenson, Warden, Mathewson, Feierbach

COUNCILMEMBERS ABSENT: Lieberman

Staff Present: City Manager Crist, City Attorney Zafferano, Community Development Director de Melo, Police Chief Mattei, Human Resources Director Sam, Public Works Director Davis, City Clerk Cook.

PLEDGE OF ALLEGIANCE

Led by City Clerk Cook.

REPORT FROM CLOSED SESSION

City Attorney Zafferano stated there was no action to report from Closed Session.

SPECIAL PRESENTATIONS

Proclamations Honoring Senior Center 20-year Volunteers (Betty Slay, LaVerne Cove, Guadalupe Olivar, Bob Ahrens)

Senior Center Director Handley stated that the Belmont Senior and Community Center opened its doors twenty years ago, and recently celebrated its anniversary. It relies on many volunteers to be able to provide the many services to the Belmont senior community. Four volunteers were being honored this evening that have been with the Center for twenty years.

Mayor Feierbach presented Betty Slay, LaVerne Cove, Guadalupe Oliver, and Bob Ahrens each with a Proclamation recognizing their twenty years of service.

Proclamation Honoring Carlmont High School Girls Softball Team, CCS Champions

Mayor Feierbach presented the team with a Proclamation in recognition of their championship.

George Metropulos, Belmont resident, stated that the Calmont Girls Softball was the only County team to win a championship this year.

PUBLIC COMMENTS AND ANNOUNCEMENTS

Risa Horowitz, Belmont resident, announced an upcoming community meeting regarding noise issues related to the new field at Notre Dame de Namur University. She noted that the removal of trees and installation of a berm act as an amplifier for the emanating noise. She stated the University has also been using the field outside of permitted hours.

Alexia Antoine, Notre Dame de Namur Intern from Namur, Belgium (Sister City), stated that the goal of her internship is to provide more exchange of people and business opportunities between the communities. She described various cultural and recreational activities available in Namur.

COUNCIL MEMBER COMMENTS AND ANNOUNCEMENTS

Councilmember Dickenson noted that Earth Day is April 16, 2007.

Councilmember Mathewson announced that the Belmont-San Carlos Fire Board has agreed on a new funding formula to be addressed soon by the respective cities. He also displayed Palm Desert's Key to the City that was presented to him during a recent visit there.

Mayor Feierbach stated that she recently attended a dinner at the Sunrise Assisted Living facility and spoke to the residents there regarding a variety of Belmont issues.

AGENDA AMENDMENTS

City Manager Crist noted that staff provided Council with a replacement resolution for Consent Item 4-E (Resolution Approving Plans and Specifications for Police Department Annex Parking Lot, Sidewalk, Lighting and Landscape Improvement Project, City Contract Number 471). He also noted that there was a need to add an urgent item to the agenda to take a position regarding Senate Bill 613. The hearing for this bill will take place on April 10, and there will not be another opportunity prior to the next Council meeting.

ACTION: On a motion by Councilmember Mathewson, seconded by Councilmember Warden, and unanimously approved by a show of hands (4-0, Lieberman absent) to add the following item to New Business: "Consideration of Resolution Supporting the Resolution of the Dedicated Motor Vehicle Fee California Government Code Section 65089.11 et Seq.", said motion to include a finding of urgency due to the fact that this issue arose after the posting of the Agenda.

Mayor Feierbach requested the removal of Consent **Item 4-C** (Information Report on the Purchase and Installation of Three Stationary Cameras in the Amount of \$18,621 in Council Chambers) and **Item 4-E** (Resolution Approving Plans and Specifications, Authorizing the City

Manager to Execute a Contract for Police Department Annex Parking Lot, Sidewalk, Lighting and Landscape Improvement Project, City Contract Number 471) and for separate consideration.

Councilmember Warden requested the removal of **Item 4-B** (Information on Proposed Ralston/101 Interchange Landscaping Plans) for separate consideration.

Councilmember Mathewson stated he had a question regarding **Item 4-D** (Resolution Accepting Work, Approving As-Built Plans, and Authorization to Issue a Notice of Substantial Completion for the Ralston Avenue Traffic Signal Interconnect Upgrade Project, City Contract Number 446).

ITEMS REMOVED FROM CONSENT CALENDAR FOR SEPARATE CONSIDERATION

Information on Proposed Ralston/101 Interchange Landscaping Plans

In response to Councilmember Warden's question as to whether or not the Planning Commission reviewed this plan, Public Works Director Davis noted that the project was contained entirely within the Cal Trans right-of-way, and the City of Redwood City is the lead agency. Belmont could request a more robust landscape plan, but it would have to pay for any enhancements. He clarified that the City's arborist reviewed the proposed plan and made suggested changes to the types of species, which have been included in the revised plan.

Discussion ensued regarding details of the landscape plan.

Councilmember Warden stated that the Interchange has an impact on people coming into Belmont, and he requested that the plan be reviewed by the Planning Commission. He would be willing to support some additional costs if upgrades were recommended. Community Development Director de Melo stated that since no public noticing would be required, Commission review could be accomplished fairly quickly.

Council concurred to have this item be reviewed by the Planning Commission.

Resolution Accepting Work, Approving As-Built Plans, and Authorization to Issue a Notice of Substantial Completion for the Ralston Avenue Traffic Signal Interconnect Upgrade Project, City Contract Number 446

In response to Councilmember Mathewson, Public Works Director Davis noted that the primary focus of this project was the addition of new monitoring equipment.

ACTION: On a motion by Councilmember Mathewson, seconded by Councilmember Dickenson, Resolution 9872 Accepting Work, Approving As-Built Plans, and Authorization to Issue a Notice of Substantial Completion for the Ralston Avenue Traffic Signal Interconnect Upgrade Project, City Contract Number 446 was unanimously approved by a show of hands (4-0, Lieberman absent).

ACTION: On a motion by Councilmember Mathewson, seconded by Councilmember Dickenson the Minutes of the Regular Meeting of February 13, 2007, the Special Meeting of February 20, 2007, Special Meeting of February 22, 2007, and Special Meeting of March 6, 2007

(Commission Interviews) were unanimously approved by a show of hands (4-0, Lieberman absent).

Information Report on the Purchase and Installation of Three Stationary Cameras in the Amount of \$18,621 in Council Chambers

In response to Mayor Feierbach, Information Services Manager Harnish stated that there are potential uses for these cameras besides Council meetings, and there will be an annual savings for televising Council meetings of \$14,000 because there will no longer be a need for camera personnel and the rental of equipment.

ACTION: On a motion by Mayor Feierbach, seconded by Councilmember Mathewson, the Information Report was unanimously accepted by a show of hands (4-0, Lieberman absent).

Resolution Approving Plans and Specifications, Authorizing Advertisement for Sealed Bids, Approving Award of Contract to the Lowest Responsible Bidder for an Amount Not to Exceed \$265,000, Approving a Construction Contingency Not to Exceed \$10,000 and Authorizing the City Manager to Execute a Contract for Police Department Annex Parking Lot, Sidewalk, Lighting and Landscape Improvement Project, City Contract Number 471

Project Manager Mittelstadt described the project. He noted that this work was not included in the current fiscal year, so the monies would be transferred from another project that will be funded in next year's budget. This information is captured in the replacement resolution provided this evening.

ACTION: On a motion by Councilmember Dickenson, seconded by Mayor Feierbach, Resolution 9873 Approving Plans and Specifications, Authorizing Advertisement for Sealed Bids, Approving Award of Contract to the Lowest Responsible Bidder for an Amount Not to Exceed \$265,000, Approving a Construction Contingency Not to Exceed \$10,000 and Authorizing the City Manager to Execute a Contract for Police Department Annex Parking Lot, Sidewalk, Lighting and Landscape Improvement Project, City Contract Number 471 was unanimously approved by a show of hands (4-0, Lieberman absent).

OLD BUSINESS

Status on Performance of Residential Parking Upgrade Ordinance

Community Development Director de Melo noted that this is a two-year review of this ordinance. He described the changes made under the new ordinance. He noted that of the 49 single-family home applications made since the adoption of the ordinance, 43 met the parking requirement as outlined. Overall the ordinance is doing well. He recommended amending some of the language to clarify that homes already containing four bedrooms, or exceed 3,000 square feet would not need additional parking as long as they meet current standards.

Discussion ensued regarding concern about homes listing two dining rooms, due to the potential for conversion of one to a bedroom, which could circumvent the parking regulations.

Council concurred to direct staff to pursue amendments to this ordinance.

NEW BUSINESS

Annual Review of Council Priority Calendar - Step One: Reviewing and Ranking Projects

Mayor Feierbach commented that she would prefer to have a discussion only on this topic and to hold off on any ranking. She would like additional time to consider the various projects.

Executive Assistant Stallings noted that the timeline corresponds with the budget process. Finance Director Fil clarified that postponement of one meeting would still meet the budget timing.

Executive Assistant Stallings reviewed the purpose of the Priority Calendar. She noted that there are eight new projects to rank. She reviewed the ranking process, and noted that Councilmember Lieberman had forwarded his ranking sheet to her, since he would be absent this evening.

City Attorney Zafferano clarified that Councilmember Lieberman's ranking cannot be considered a vote but can be input for consideration.

Councilmember Dickenson expressed his support for the Solar Access issue.

In response to Mayor Feierbach's question regarding the old city hall site on Fifth Avenue, Community Development Director de Melo stated that this is one of the targeted economic development sites. Market rate versus affordable housing will be addressed during the process of planning. He noted that the site was purchased with low-to-moderate income funds, but it could be traded for another site.

Community Development Director de Melo also noted that the no- and low-cost recommendations of the Permit Efficiency Task Force continue to be implemented.

In response to Councilmember Mathewson's question regarding the red light camera program, Public Works Director Davis noted that the evaluation process has concluded. Executive Assistant Stallings clarified that this item would be coming back to the Council for further discussion and direction at the April 10th meeting.

Councilmember Dickenson noted that the Davey Glen Park development was ranked number one by the Parks and Recreation Commission.

Walt Shjeflo, Parks and Recreation Commissioner, described the process for development of a park, and noted it would likely take between six and nine months, in order to accommodate public input.

Councilmember Dickenson commented regarding the solar energy policy. Parks and green spaces are identified and ranked each year. There is a need to work with the neighborhoods to determine the priority of development.

In response to Councilmember Dickenson's question regarding the Pedestrian/Bike Bridge, Public Works Director Davis stated that half of the \$6 million needed for the project has been raised. The balance could come from the re-issuance of the half-cent sales tax if no additional grants are awarded. It is hoped this project would be ready to go to bid within a year.

Councilmember Mathewson expressed concern regarding the infrastructure needs that have no funding sources.

In response to Mayor Feierbach's question regarding paper trails, Public Works Director Davis stated this project is moving slowly due to staffing issues. Staff's intent is to bring this item for Council's review on a quarterly basis.

In response to Mayor Feierbach, Community Development Director de Melo stated that many projects are under way. He noted that staff concurs with the Planning Commission's recommendation to fold the master parking plan for downtown into the economic development activities. He noted that the definitions section for the Historic Preservation Ordinance needs work. A consultant could be used to do an inventory. Many development projects have been coming into the Permit Center. He stated that the department could probably take on two major projects and some smaller items.

Discussion ensued regarding the use of neon lighting.

In response to Councilmember Mathewson, Community Development Director de Melo suggested addressing the five targeted economic development sites first before taking on other projects such as commercial zoning uses.

Community Development Director de Melo clarified that the Planning Commission would be making its final recommendations on the Emmett House at its first April meeting, and that a special Redevelopment Agency meeting was scheduled at the end of April to address the entitlements for the Emmett House receiving site.

City Manager Crist reviewed the Parks and Recreation Commission's ranking of projects.

Walt Shjeflo, Parks and Recreation Commissioner, described the Commission's discussion and rationale regarding the installation of artificial turf at the Sports Complex. He noted this could be financed by the users. There is much down time during the rainy season, and there has been more use by women's sports in recent years. Artificial turf would triple the amount of playing time, is easier to maintain, and uses less chemicals.

He noted that a Park Foundation could help raise money and the consciousness of parks. He stated that the proposed Davey Glen Park would be a manageable park to produce, and is needed for the neighborhood. Plans for Semeria Park are awaiting neighborhood input. There is no plan for the Barrett Community Center due to funding issues. The buildings are currently being used. The Commission has recommended that McDougal field be a priority over other fields, since the City has jurisdiction over the property. Others belong to the school district. It also recommended increasing the annual amount allocated to trails. He commented that the trails are well used, but noted that the current trail map is no longer accurate.

Discussion ensued regarding ranking of Parks and Recreation projects.

In response to Mayor Feierbach, Mr. Shjeflo discussed the joint use agreement with the schools for field use. The level of maintenance of fields is higher than it has been in previous years. There is an issue regarding regional use of fields. He described the potential process and use of foundation money, should a foundation be initiated.

Mayor Feierbach commented that the Semeria property is the only park property purchased by the City. Other potential park properties have been acquired through other sources.

Discussion ensued regarding Public Works projects, including traffic issues. Public Works Director Davis noted that the restoration of Water Dog Lake to its original size has been on the list for many years. It will require a large investment of time and money.

City Manager Crist noted that staff work is already under way regarding the solid waste franchise issue, as staff had assumed it was a priority.

Discussion ensued regarding the “greening of Belmont”, following which this item was continued to the April 10, 2007 meeting for further discussion and consideration.

Resolution Supporting Expansion of and Safety Enhancements to Transit Service

City Manager Crist stated that a coalition of County elected officials, including Councilmember Dickenson, has been meeting to address train service in San Mateo County. He noted that Cal Train staff does not concur with the data presented in the draft resolution, and will be meeting on April 5th to update the data. They have requested a postponement of this issue. The coalition is requesting the support of the City Council in order to pursue this matter further. He noted that the data may not be critical to the passage of the resolution.

Councilmember Dickenson described the genesis of this issue and outlined the multiple meetings he and members of the coalition has had with Cal Train staff. The Baby Bullet train is successful. The coalition would like to see local service expanded.

Richard Silver, Rail Passenger Association of California, stated there are errors in the data contained in the resolution. He noted that Councilmember Dickenson has brought rationale to many train issues. Train equipment is in full operation and is being utilized to its maximum. Every train stop costs time. Professionals are running the business and it is not appropriate for non-professionals to be addressing operational issues.

Gladwyn D’Souza, Belmont resident, does not support the resolution which he deems to be an unfunded mandate. Belmont has adequate train service. Dialog regarding train service needs to continue at the State level.

Mayor Feierbach read aloud the resolution wording. She noted she finds nothing objectionable.

Councilmember Warden expressed concern that the “whereas” clauses should state facts.

Councilmember Dickenson stated that Measure A funds can be used for capital only, such as equipment upgrades and shuttles, not for operations.

Mark Simon, Special Advocate to CEO of Cal Train, stated that it is Council's policy decision whether or not to consider the proposed resolution. He expressed concern regarding inaccurate statements contained in the draft resolution. Measure A funds cannot be used for operations. He expressed support for the Council's desire to advocate for more and better train service. He expressed appreciation for the opportunity to dialog regarding this issue.

Councilmember Warden stated he would support a resolution that did not contain controversial language, and recommended omitting the paragraphs containing data.

Councilmember Dickenson stated that Measure A money is important for this issue. His intent is not to say that Cal Train does not know how to run the train business. He has had discussions with Oracle Corporation concerning the impact on its shuttle service to and from train stations. This issue affects Belmont residents' use of trains.

Councilmember Mathewson stated he cannot support the resolution as written but would support the changes proposed by Councilmember Warden.

Councilmember Warden stated that he cannot support forcing an outside consultant on another agency.

Discussion ensued.

Councilmember Dickenson stated he would like to see a Baby Bullet stop in Belmont, which could assist Oracle with its shuttle service.

Mayor Feierbach stated that massive development on the El Camino is likely needed to support a Baby Bullet stop. She noted she would support a modified resolution.

ACTION: On a motion by Councilmember Warden, seconded by Councilmember Dickenson, and unanimously approved by a show of hands to support a modified resolution Supporting Expansion of and Safety Enhancements to Transit Service. (Note: modified resolution placed on April 10, 2007 Consent Agenda.)

Mark Simon, Special Advocate to CEO of Cal Train, stated that Cal Train was ready to award a bid for new fencing along the rail corridor, which includes several sites in Belmont.

Discussion & Direction on Establishing Residential Design Guidelines

Community Development Director de Melo stated that the Planning Commission consolidated two Priority Calendar items to address residential design guidelines. He outlined the components of the program and the guidelines to be created. The goal is to create a tool to help people at the counter as they move forward with project design. He stated that consultants will be utilized to assist in the creation of the guidelines.

Discussion ensued regarding the details of the types and sources of illustrations to be included in the guidelines.

Councilmember Warden recommended that a licensed architect provide examples to include in the brochure. He also stated that staff should create the framework before consultants begin their work.

Mayor Feierbach stated that there is a need to define style by neighborhood, since neighborhood preservation is important.

Community Development Director de Melo clarified that there is no specific design to identify Belmont. There is a need for examples of components, based on the Urban Vision subcommittee of the Visioning process.

ITEM ADDED TO AGENDA (URGENCY ITEM) FOR CONSIDERATION

Consideration of Resolution Supporting the Resolution of the Dedicated Motor Vehicle Fee California Government Code Section 65089.11 et Seq.

ACTION: On a motion by Councilmember Warden, seconded by Councilmember Dickenson, Resolution 9874 Supporting the Resolution of the Dedicated Motor Vehicle Fee California Government Code Section 65089.11 et seq., was unanimously approved by a show of hands (4-0, Lieberman absent).

COMMISSION, COMMITTEE, AND COUNCIL INTERGOVERNMENTAL ASSIGNMENT UPDATES, AND STAFF ITEMS

Discussion and Direction regarding Finance Commission Vacancy

City Clerk Cook reported that a vacancy was created on the Finance Commission due to the recent resignation of Commissioner Korn. Various options were outlined regarding how to address this vacancy.

Discussion ensued. Council concurred to leave the position vacant until the next round of openings in early 2008.

ADJOURNMENT at this time, being 10:20 P.M.

Terri Cook
City Clerk